

CASE SUMMARY

Final Plat & Construction Plan Request

- Case:** 2025-2231
D.R. Horton, Petitioner
Josh Cribelar, American Structurepoint
- Request:** Final Plat and Construction Plan Approval, Miles Farm, Sec. 4C, 52 lots
- Location:** 150 feet North of the Intersection of Horace G Miles Avenue and Ellen Miles Drive
- Acreage:** 13.72 acres
- Zoning:** Planned Unit Development (PUD)

Final Plat & Construction Plan Request:

The petitioner is requesting final plat and construction plan approval for Miles Farm, Section 4C, which consists of 52 residential lots. This section is part of the Villas portion of Miles Farm development, with a minimum lot size of 7,900 square feet per lot. This development received preliminary approval on October 12, 2021, and has also received final approval for Sections 1, 2A, 2B, 3A & 3B.

Staff held a Technical Advisory Committee meeting on March 21, 2025, to discuss the details of the plans. The petitioner has submitted revised plans addressing all comments from staff.

Joe Miller, Banning Engineering, the Town's engineer, has reviewed the final plat and construction plans and his letter of approval is included.

Staff recommends approval of the final plat and construction plans of Miles Farm, Section 4C subject to the following:

1. Compliance with the PUD ordinance.
2. A Developer Inspection Agreement must be submitted, and inspection fees paid before the pre-construction meeting.
3. An approval letter for the Rule 5 permit must be submitted prior to a pre-construction meeting.
4. Submittal of the Restrictive Covenants prior to recording the plat.

Plan Commission Action:

- Approve Plat and Construction Plan Request*
Approve Final Plat and Construction Plan Request with Conditions
Deny Final Plat and Construction Plan Request



ADVISOR PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

Date of Hearing: 4-9-25
Plan Commission Action: _____

App. No.: 2025-2231
Fee: \$2025.80
Received By: LT
Plat + PUD \$ 1825.80
Storm \$ 200.00

APPLICATION FOR APPROVAL (Check all that apply)

- Plat
- Replat
- Revision
- Amendment
- Minor Plat
- PUD
- SPR
- Rezone
- Exempt Subdivision

FEB 28 2024

* Please fill out the form in its entirety

Name (s) of Owner (s) DR Horton Indiana LLC

Address (s) 3665 Priority Way S Drive, Indianapolis, IN 46240

Phone (s) (317) 995-8926 Email (s) MABridwell@drhorton.com

Owners' Representative (Subdivider, if any) and /or Registered Engineer or Land Surveyor:

Address (s) DR Horton (Mark Bridwell) 3665 Priority Way S Drive Indianapolis, IN 46240 American Structurepoint (Josh Cribelar)- 9025 River Road, Suite 200 Indianapolis, IN 46240

Phone (s) DR Horton: 317-740-3900 / ASI: 317-547-5580 Email (s) MABridwell@drhorton.com / jcribelar@structurepoint.com

I (We) do hereby apply for approval of the following described plat of a subdivision in accordance with the Subdivision Control Ordinance. I (We) am (are) the owner (s) of the real estate included in said subdivision.

Name of Subdivision: Miles Farm Section 4C (Villas)

Address of Subject Property: 150' north of the intersection of Horace G Miles Avenue & Ellen Miles Drive

Generally described as follows:

Area (in acres): 13.72 Number of Lots: 52

Existing Zoning District (if applicable to rezone): _____

Proposed Zoning District (if applicable to rezone): _____

Parcel ID#: 32-11-04-300-001.000-003 Current Zoning District: Miles Farm PUD Villas

Feet of new streets to be dedicated to the public: 2,480 LF

Feet of sanitary sewers to be dedicated to the public: 2,127 LF

Feet of water main to be dedicated to the public: 2,279 LF

Feet of storm sewer to be dedicated to the public: 2,346 LF

STATE OF INDIANA)

) SS:

HENDRICKS COUNTY)

The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

Mark Bridwell
Signature of Owner/Applicant (s)

Assistant
Title of Applicant



853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

April 4, 2025

Lesa Ternet, Planner
Town of Danville
49 N. Wayne St.
Danville, IN 46122

RE: Miles Farm Section 4

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received April 2, 2025. I do not have any additional comments. I recommend approval in regards to storm water. If you have any additional questions please contact me.

All the best,


Joseph L. Miller, P.E.



CERTIFIED BY
Jonathan H. Cochran

ISSUANCE INDEX	
DATE:	03/07/2024
PROJECT PHASE:	CONSTRUCTION PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
	TAC COMMENTS	03/01/25

Project Number: 2020-00220

**OVERALL
DEVELOPMENT
PLAN**

C200



EXISTING LEGEND

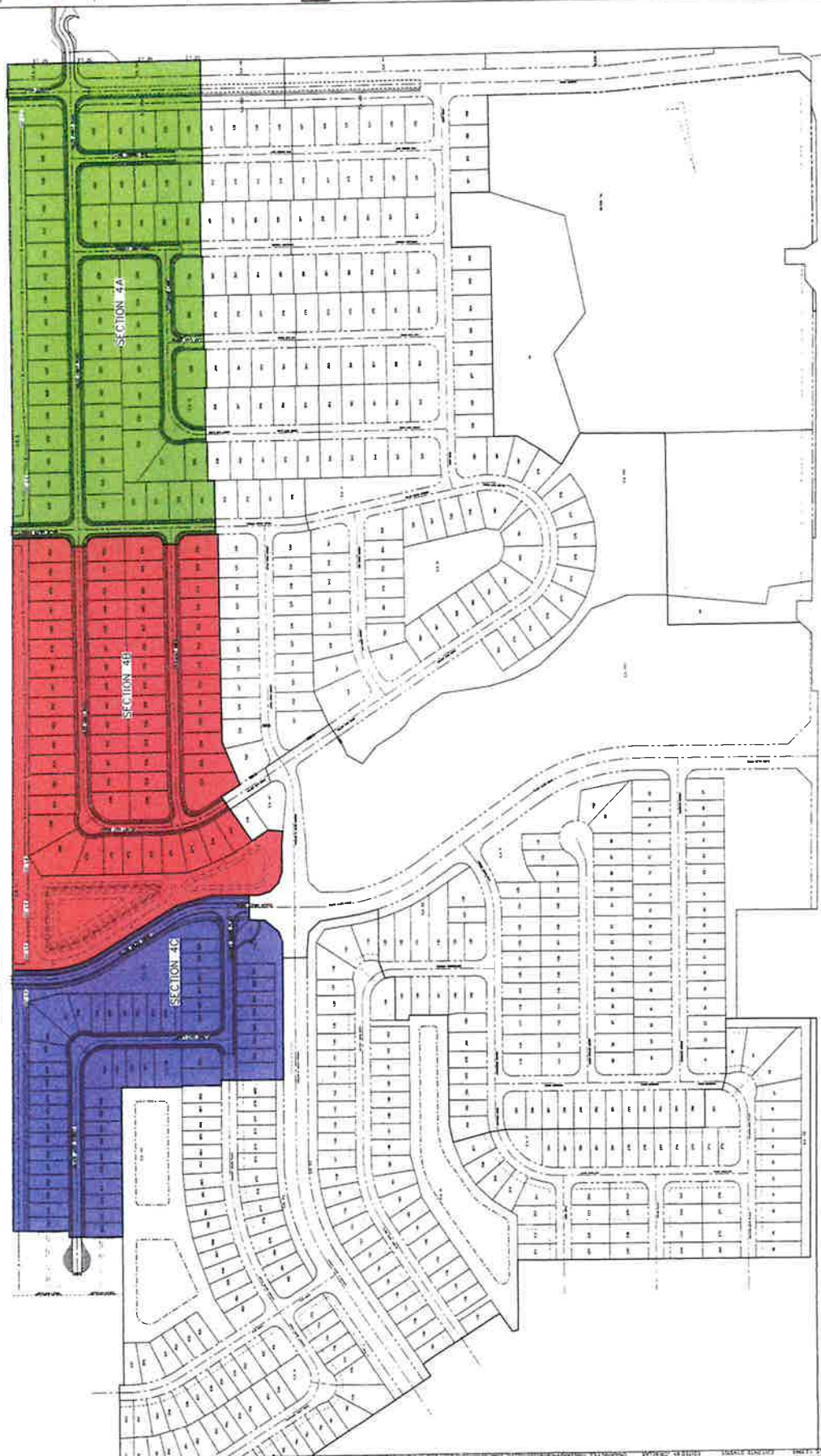
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SITE DATA TABLE

SECTION	AREA (SQ. FT.)	PERCENT OPEN SPACE	PERCENT IMPERVIOUS	PERCENT PAVED	PERCENT GRAVEL	PERCENT ASPHALT	PERCENT CONCRETE	PERCENT OTHER
SECTION 4A	1,234,567	15.2%	84.8%	12.1%	3.5%	5.2%	1.8%	77.4%
SECTION 4B	2,345,678	18.7%	81.3%	10.5%	4.1%	6.0%	2.4%	76.9%
SECTION 4C	3,456,789	22.1%	77.9%	8.9%	5.8%	7.3%	3.9%	73.1%
TOTAL	7,037,034	18.6%	81.4%	10.5%	4.5%	6.2%	3.1%	76.7%



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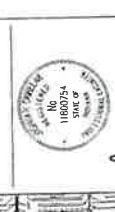
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CERTIFIED BY
Joseph H. Colburn

DATE:	ISSUANCE INDEX:
02/07/2024	
PROJECT PHASE:	CONSTRUCTION PLANS
NO.	REVISION SCHEDULE DATE
	TAC COMMENTS (03/11/24)

Project Number: 2020 00220

DEVELOPMENT PLAN

C201

PROPOSED LEGEND

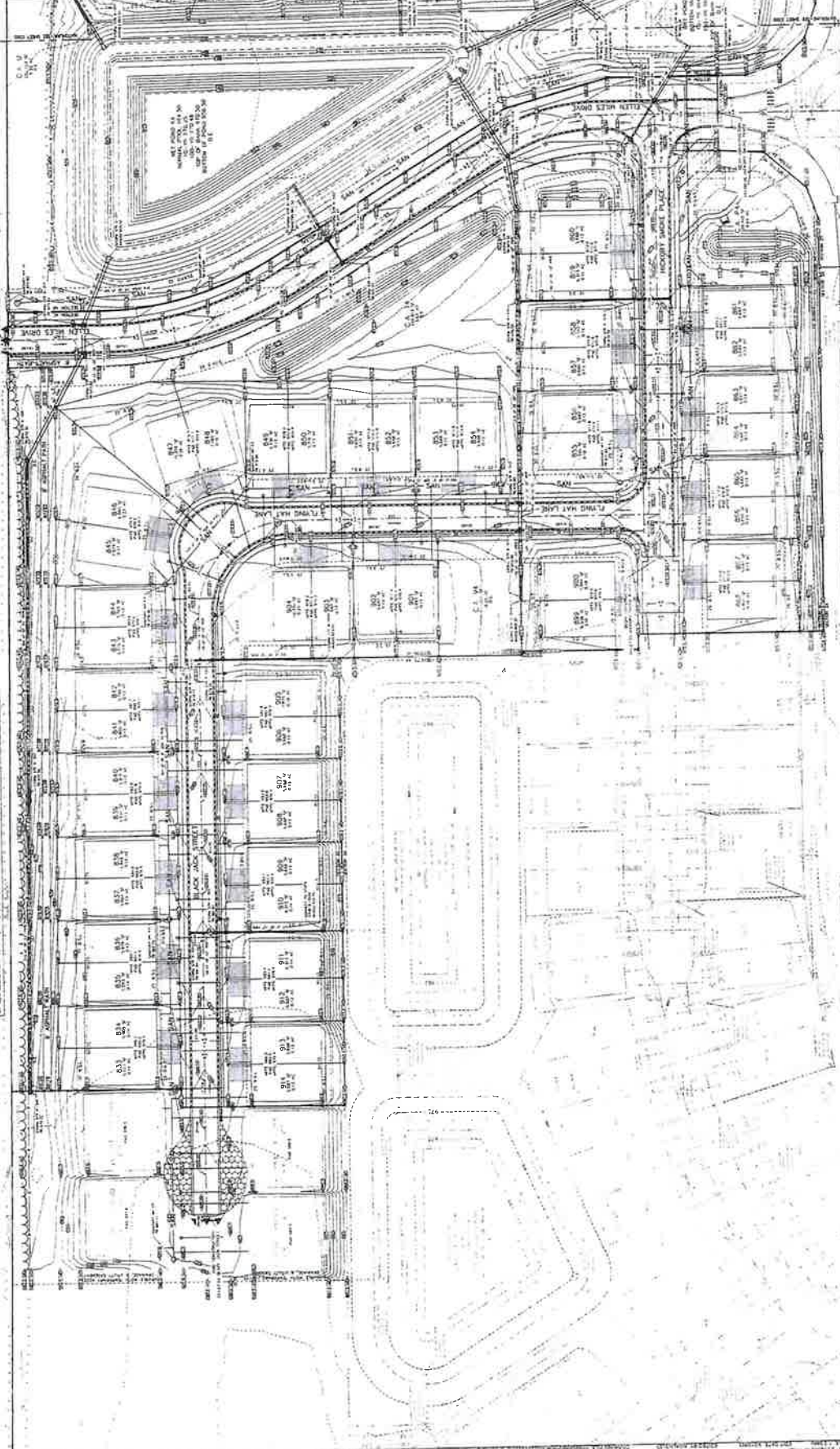
AT: 100' HIGH TELEPHONE POLE
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 D.U.: DRAINAGE UTILITY
 H.P.: HIGH POINT
 H.T.: HIGH TELEPHONE
 M.T.L.: METAL TELEPHONE LINE
 M.T.L. WITH: METAL TELEPHONE LINE WITH
 WIRE: WIRE
 P.C.: POINT OF CURVATURE
 P.I.: POINT OF INTERSECTION
 P.V.: POINT OF VERTICAL CURVATURE
 S.P.: SIGHT POINT
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SITE DATA TABLE

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100	REVISED	02/07/2024	JHC	JHC





James H. O'Connell
CERTIFIED BY

ISSUANCE INDEX
DATE: 8/20/2024
PROJECT PHASE: CONSTRUCTION PLANS

NO.	REVISION	DATE	TAC COMMENTS

Project Number: 2020 01220

DEVELOPMENT PLAN

C203



EXISTING LEGEND

1	As-shown
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PROPOSED LEGEND

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SITE DATA TABLE

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY LAYOUT	8/20/2024	JHO	JHO
2	FINAL LAYOUT	8/20/2024	JHO	JHO

OPEN SPACE TABLE

NO.	DESCRIPTION	AREA (SQ FT)	PERCENT
1	LOT TOTAL	100,000	100%
2	IMPROVED	50,000	50%
3	UNIMPROVED	50,000	50%

PROPOSED LEGEND

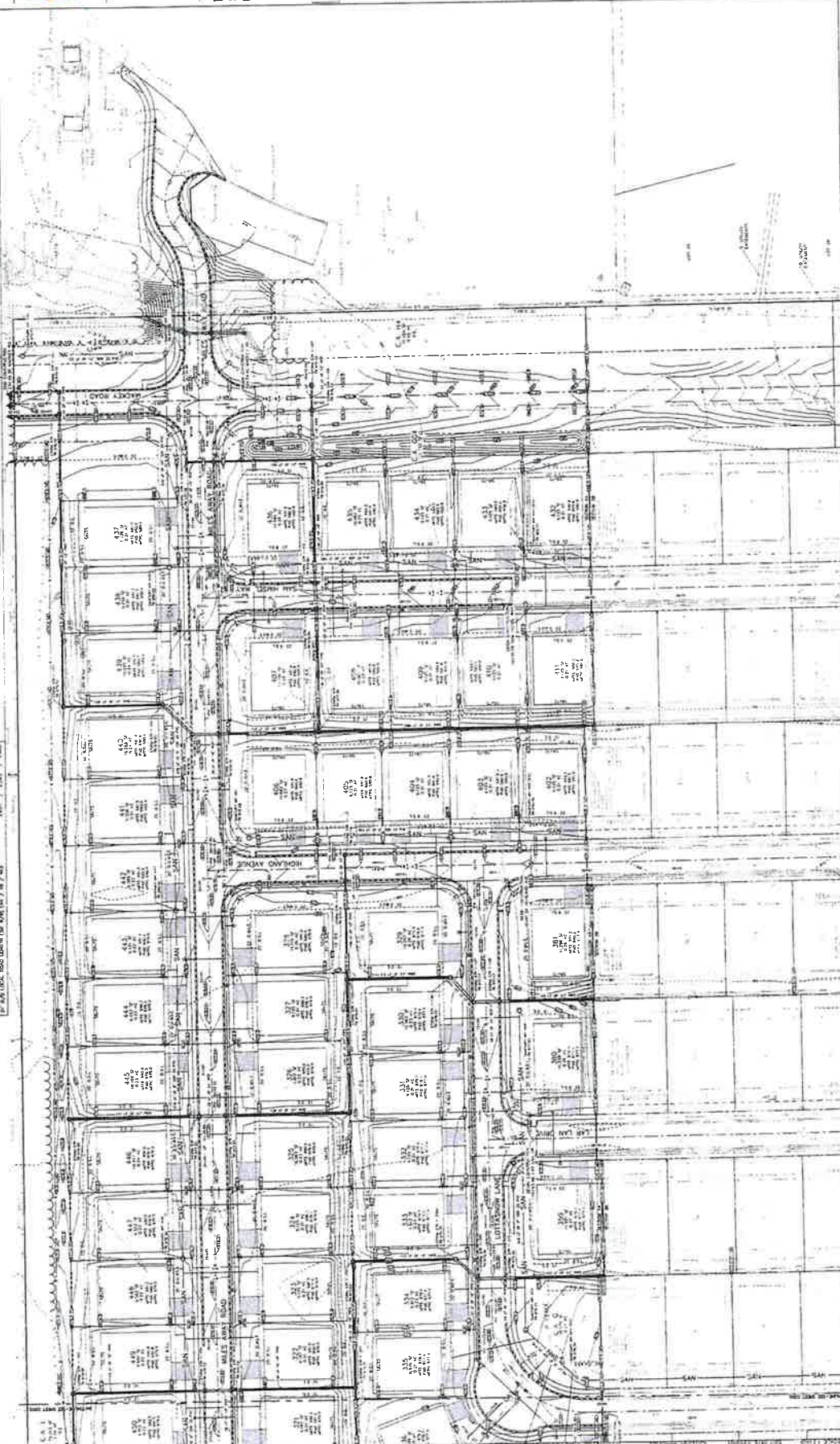
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43	As-shown
44	As-shown
45	As-shown
46	As-shown
47	As-shown
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49	As-shown
50	As-shown

SITE DATA TABLE

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY LAYOUT	8/20/2024	JHO	JHO
2	FINAL LAYOUT	8/20/2024	JHO	JHO

OPEN SPACE TABLE

NO.	DESCRIPTION	AREA (SQ FT)	PERCENT
1	LOT TOTAL	100,000	100%
2	IMPROVED	50,000	50%
3	UNIMPROVED	50,000	50%



EXISTING LEGEND

- 1. Existing Building Footprint
- 2. Existing Driveway
- 3. Existing Walkway
- 4. Existing Street
- 5. Existing Utility
- 6. Existing Tree
- 7. Existing Fence
- 8. Existing Wall
- 9. Existing Pool
- 10. Existing Deck
- 11. Existing Patio
- 12. Existing Light Fixture
- 13. Existing Sign
- 14. Existing Other

PROPOSED LEGEND

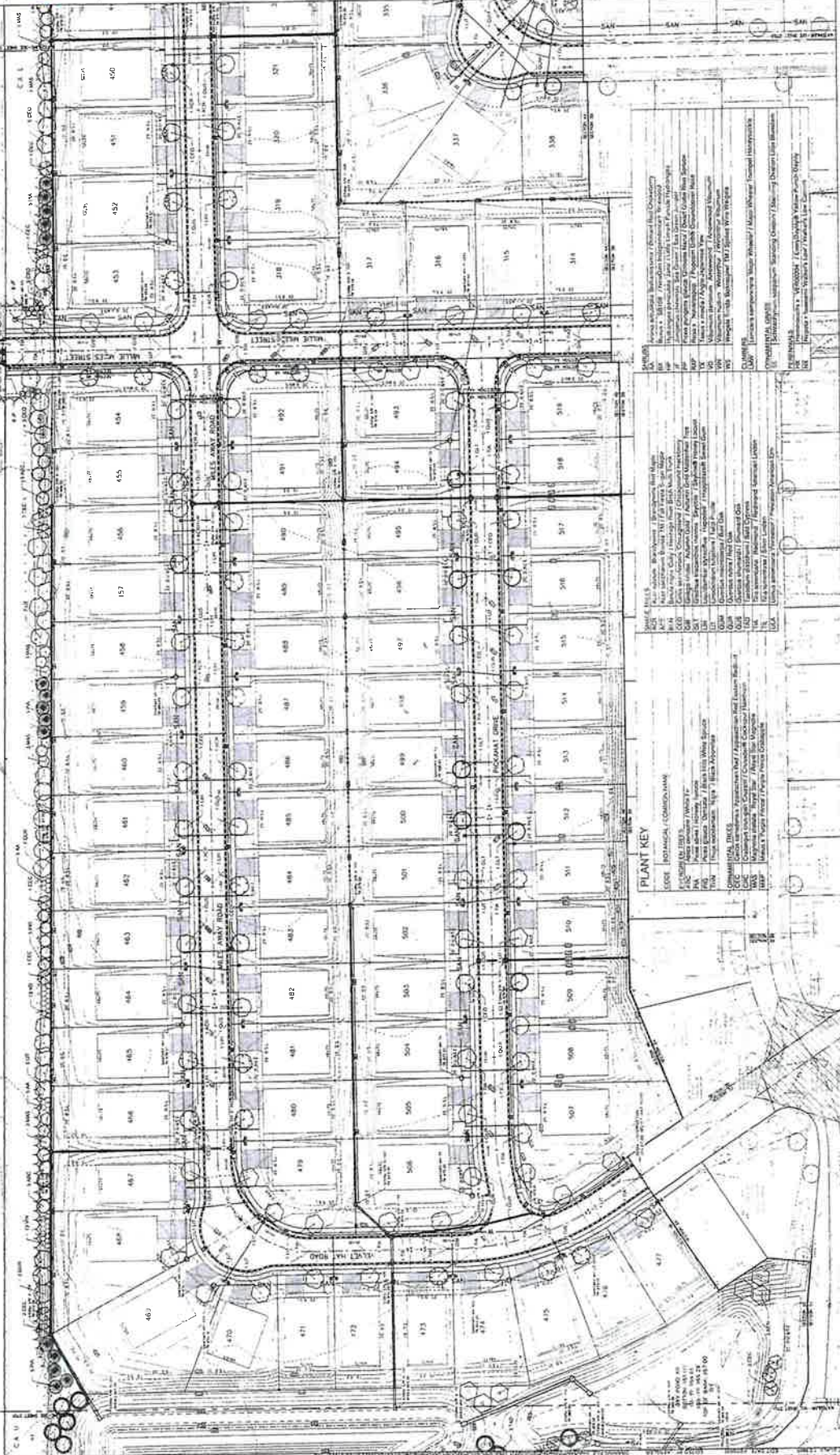
- 1. Proposed Building Footprint
- 2. Proposed Driveway
- 3. Proposed Walkway
- 4. Proposed Street
- 5. Proposed Utility
- 6. Proposed Tree
- 7. Proposed Fence
- 8. Proposed Wall
- 9. Proposed Pool
- 10. Proposed Deck
- 11. Proposed Patio
- 12. Proposed Light Fixture
- 13. Proposed Sign
- 14. Proposed Other

LANDSCAPE ORDINANCE SUMMARY:

1. All landscape plans shall be prepared in accordance with the current landscape ordinance of the City of Indianapolis.
2. All landscape plans shall be prepared in accordance with the current landscape ordinance of the City of Indianapolis.
3. All landscape plans shall be prepared in accordance with the current landscape ordinance of the City of Indianapolis.
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LANDSCAPE NOTES

1. All landscape plans shall be prepared in accordance with the current landscape ordinance of the City of Indianapolis.
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PLANT KEY

- 1. Tree
- 2. Shrub
- 3. Flowering Shrub
- 4. Groundcover
- 5. Lawn
- 6. Mulch
- 7. Path
- 8. Wall
- 9. Fence
- 10. Deck
- 11. Patio
- 12. Light Fixture
- 13. Sign
- 14. Other

REVISION SCHEDULE

NO.	DATE	COMMENTS
1	03/07/2024	ISSUANCE INDEX
2	03/07/2024	PROJECT PHASE: CONSTRUCTION PLANS

PROJECT INFORMATION

Project Number: 2020 00220
Project Name: MILES FARM SECTION 4A, 4B & 4C
Location: US 36, DANVILLE, IN
Client: D.R. HORTON

DESIGNER INFORMATION

StructurePoint
10000 North State St.
Indianapolis, IN 46240
Tel: 317.251.1000
Fax: 317.251.1001
www.structurepoint.com

DATE

03/07/2024

SCALE

AS SHOWN

NOTES

1. All landscape plans shall be prepared in accordance with the current landscape ordinance of the City of Indianapolis.
2. All landscape plans shall be prepared in accordance with the current landscape ordinance of the City of Indianapolis.
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